

SURV V-7
(2016)

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, PLEASE CALL ALL LOCAL UTILITY PROVIDERS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT BIND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY. THE EXPRESS RECERTIFICATION OF THE SURVEYOR IS FOR EACH PERSON, PERSONS OR ENTITY.

MAGNETIC
N



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

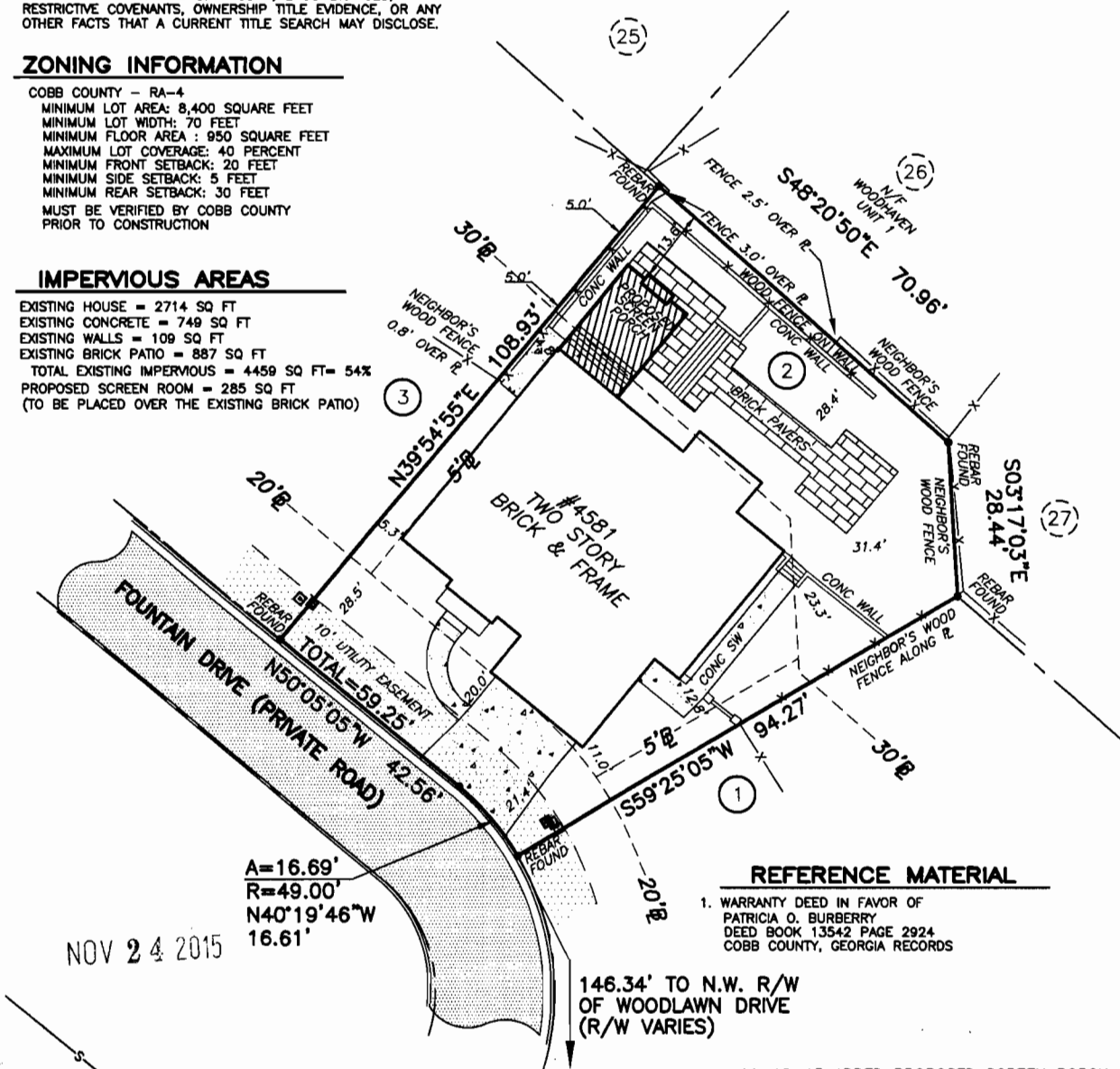
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS GATHERED BY AND OPEN TRAVERSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 56,242+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
- BEARINGS SHOWN WERE COMPUTED FROM ANGLED TURNED FROM A SINGLE MAGNETIC OBSERVATION.
- THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
- THIS PLAT IS NOT INTENDED FOR RECORDING.

ZONING INFORMATION

COBB COUNTY - RA-4
 MINIMUM LOT AREA: 8,400 SQUARE FEET
 MINIMUM LOT WIDTH: 70 FEET
 MINIMUM FLOOR AREA : 950 SQUARE FEET
 MAXIMUM LOT COVERAGE: 40 PERCENT
 MINIMUM FRONT SETBACK: 20 FEET
 MINIMUM SIDE SETBACK: 5 FEET
 MINIMUM REAR SETBACK: 30 FEET
 MUST BE VERIFIED BY COBB COUNTY PRIOR TO CONSTRUCTION

IMPERVIOUS AREAS

EXISTING HOUSE = 2714 SQ FT
 EXISTING CONCRETE = 749 SQ FT
 EXISTING WALLS = 109 SQ FT
 EXISTING BRICK PATIO = 887 SQ FT
 TOTAL EXISTING IMPERVIOUS = 4459 SQ FT= 54%
 PROPOSED SCREEN ROOM = 285 SQ FT
 (TO BE PLACED OVER THE EXISTING BRICK PATIO)



NOV 24 2015

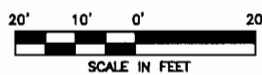
REFERENCE MATERIAL

- WARRANTY DEED IN FAVOR OF PATRICIA O. BURBERRY DEED BOOK 13542 PAGE 2924 COBB COUNTY, GEORGIA RECORDS

146.34' TO N.W. R/W OF WOODLAWN DRIVE (R/W VARIES)

11-10-15 ADDED PROPOSED SCREEN PORCH
 11-23-15 ADDED IMPERVIOUS AREAS
TOTAL AREA= 0.189± ACRES
OR 8,232± SQ. FT.

4581 FOUNTAIN DRIVE
 MARIETTA, GEORGIA



McLUNG SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
 Smyrna, Georgia 30080 (770) 434-3383
 Certificate of Authorization #LSF000752

This property IS NOT located in a Federal Flood Area as indicated by F.I.R.M Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

This original of this document was sealed and signed by Michael R. Noles L.S. #2646
 THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Noles
 Georgia RLS #2646
 Member SAMSOG
 JOB#240903-SPIMP

LEGEND

- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITION
- TELEPHONE BOX
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

SURVEY FOR
PATSY BURBERRY

LOT 2
THE FOUNTAIN AT WOODLAWN
FORMERLY WOODHAVEN U-2

LAND LOT 8
 DISTRICT 1ST. 2ND SECTION
 COBB COUNTY
 GEORGIA

PLAT PREPARED: 10-13-15
 FIELD: 10-9-15 SCALE: 1"=20'

PB 127
 PG 65

APPLICANT: Patricia Burberry

PETITION No.: V-7

PHONE: 404-210-5420

DATE OF HEARING: 01-13-2016

REPRESENTATIVE: John C. Burberry

PRESENT ZONING: RA-4

PHONE: 404-210-5420

LAND LOT(S): 8

TITLEHOLDER: Patricia O. Burberry

DISTRICT: 1

PROPERTY LOCATION: On the northeast side of Fountain Drive, west of Woodlawn Drive (4581 Fountain Drive).

SIZE OF TRACT: 0.19 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback from the required 30 feet to 13 feet; 2) waive the side setback from the required five feet to four feet adjacent to the west property line; and 3) increase the maximum allowable impervious surface from 40% to 54%.

OPPOSITION: No. OPPOSED _____ **PETITION No.** _____ **SPOKESMAN** _____

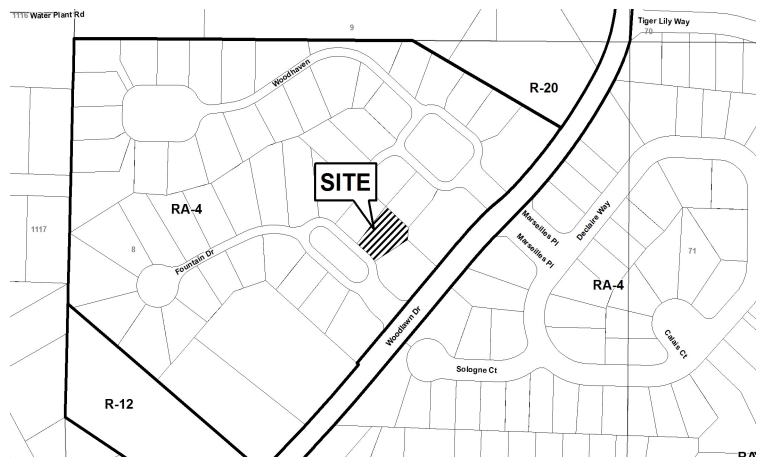
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: Wall closer than 5 feet to property line must be 1 hour fire rated.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The proposed porch addition will be located over the existing brick paver patio with no increase in impervious coverage over existing conditions. The current coverage exceeds the allowable percentage for this zoning district; however, providing stormwater mitigation on this lot would be difficult due to the existing layout, retaining walls and topography. The existing coverage has been in place for more than 10 years without any adverse stormwater impacts.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

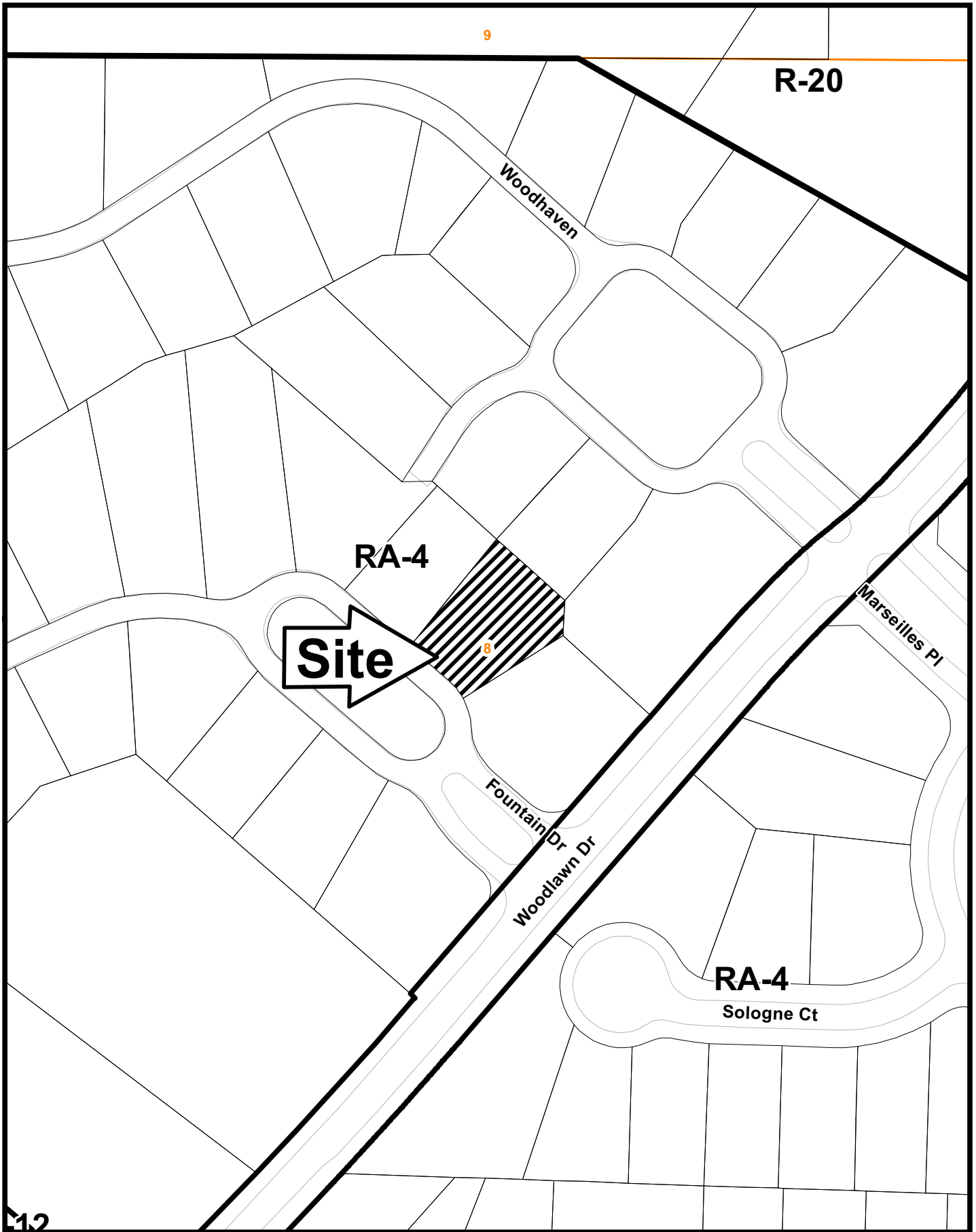
WATER: No conflict

SEWER: No conflict

APPLICANT: Patricia Burberry **PETITION No.:** V-7

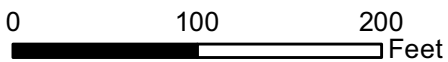
FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.



V-7



112

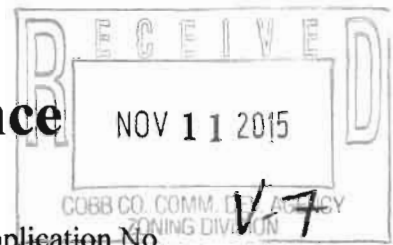
This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

Application for Variance Cobb County

(type or print clearly)



Application No. V7

Hearing Date: 1-13-14

Applicant Patricia Burberry Phone # 404-210-5420 E-mail pats 4581@gmail.com
John C. Burberry Address 4581 FOUNTAIN DR Marietta 30067
(representative's name, printed) (street, city, state and zip code)

P.C. Burberry Phone # 404 2105420 E-mail _____
(representative's signature)

Tom Kempton
Notary Public
Cobb County, Georgia
My Commission Expires
January 9, 2018

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: Jan 9 2018

Titleholder Patricia O' Burberry Phone # 404-210-5420 E-mail pats 4581@gmail.com
Signature Patricia O. Burberry Address: 4581 FOUNTAIN DR MARIETTA 30067
(attach additional signatures, if needed) (street, city, state and zip code)

Tom Kempton
Notary Public
Cobb County, Georgia
My Commission Expires
January 9, 2018

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: Jan 9 2018

Present Zoning of Property _____

Location 4581 FOUNTAIN DR MARIETTA, GA 30067
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 8 District 1st 2nd section Size of Tract .189 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property Shape of Property _____ Topography of Property _____ Other _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

Due to the size of the property being so small (.189 acres), in order to have a screen porch, I need to encroach on the set-back. I need the room for grandchildren to play & my enjoyment.

List type of variance requested:

Reduction of Rear Set-back